

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department - Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential Use to Institutional Use in T.S.No.21 of MVP Layout, Sector-II, Division No.7, Visakhapatnam District to an extent of 627.94 Sq. Mtrs. – Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 248

Dated:11.12.2014.

Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H2) Department, Dated:30.06.2006.
2. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.174/2013/L4, Dated:18.12.2013.
3. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
4. Government Memo.No.27452/H2/2013, MA&UD (H2) Department, Dated:15.02.2014.
5. Andhra Pradesh Gazette No.84, Part-I, Dated:20.02.2014.
6. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.28016/2012/L4, Dated: 05.05.2014 received on 20.11.2014.
7. Government Memo.No.27452/H2/2013, MA&UD (H2) Department, Dated:22.11.2014.
8. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.28016/2012/L4, Dated:26.11.2014

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ORDER :-

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.84, Part-I, Dated:20.02.2014. In the letter 6th and 8th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the draft variation notification was published in two Daily News Papers, calling for objections / suggestions upon publication of notification, no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.31,397/- towards land use conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase,
A.P., Hyderabad.

The Vice Chairman, Visakhapatnam Urban Development Authority,
Visakhapatnam.

Copy to:

The applicant through Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

(P.T.O.)

The Commissioner, Greater Visakhapatnam Municipal Corporation,
Visakhapatnam.

The Special Officer & Competent Authority, Urban Land Ceiling,
Visakhapatnam.

The District Collector, Visakhapatnam District, Visakhapatnam.

SF/SC

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006, is proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by Sub-section (2) of the said Section.

VARIATION

The site falling in T.S.No.21/P of MVP Layout, Sector-II, Division No.7, Chinawaltair, Visakhapatnam Urban (M), Visakhapatnam District to an extent of 627.94 Sq. Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now designated as Institutional Use by variation of change of land use, as the proposed site is abutting 80 feet wide road and the surroundings of the site is developed with Institutional buildings such as Police Station, A.S. Raja Degree College etc., as shown in Map No.27/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. That the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
3. That the applicant shall obtain permission for commercial building complying to the parking norms.
4. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation and Visakhapatnam Urban Development Authority as per rules in force.
5. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

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6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. After approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to Visakhapatnam Urban Development Authority.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Plot No.MIG-1 bearing Door No.2-41-1 of Sri M.V.Sateesh & MIG-9 bearing Door No.2-42-10/12, Sri Sai Manasa Apartment in Sy.No.21/P of Chinawaltair.
- East : Existing 30 feet wide road in Sy.No.21/P of Chinawaltair.
- South : Plot No.MIG-3 bearing Door No.2-41-2 of Sri N.D.Raju & MIG-7 bearing Door No.2-42-8, Sri S.Narasinga Rao in Sy.No.21/P of Chinawaltair.
- West : Existing 80 feet wide road in Sy.No.21/P of Chinawaltair.

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER